

November 25, 2020

Requested by Department of Planning and Urban Development

City Planning Commission
PC-2020-29-CU

Offered By: FUSCO

12/14
ORDINANCE NO. _____-2020 authorizing a Conditional Use to construct a new housing development at 1870 Akron-Peninsula Road; and declaring an emergency.

The street involved is Akron-Peninsula Road.

WHEREAS, Petros Development Group, has petitioned Council for a Conditional Use of property described in Section 1 hereof; and

WHEREAS, under the provisions of Section 153.460-.492 of the Code of Ordinances, the Akron City Planning Commission, at its meeting on November 20, 2020, under file PC-2020-29-CU has reviewed the Conditional Use described in Section 1 hereof; and

WHEREAS, the Planning Staff has found the requested Conditional Use to be consistent with the standards established in Section 153.474 and;

WHEREAS, Council, after public notice and hearing, is of the opinion that the Conditional Use described in Section 1 hereof is in the public interest and serves the public good.

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Akron:

Section 1. That Petros Development Group, whose business address is _____, owner of the property described in EXHIBIT A, attached, be and is hereby authorized under the provisions of Section 153.460-.492 of the Code of Ordinances of Akron, Ohio, to construct a housing development at 1870 Akron-Peninsula Road, based on plans to be filed in the office of the City Planning Commission entitled "Riverwood Golf Course Apartments Concept Plan; Dated: 9-22-2020, Revised 10-10-2020" and subject to the following conditions:

- (1) That the Petitioner provides a permanent public access easement for the 45 acres of the site to be dedicated as public open space.
- (2) That the Petitioner provides a permanent public access easement to the site for a possible future pedestrian bridge connection over the Cuyahoga River, to provide resident access to the Towpath Trail and the Merriman Valley Great Streets Business District.
- (3) That the structures and layout of the development conform substantially to the approved plans, including exterior cladding materials as shown; however, minor changes may be approved by the Department of Planning and Urban Development.
- (4) That the Petitioner preserves as many of the significant specimen trees on the site as possible, in order to maintain the City of Akron tree canopy.

- (5) That a landscape planting plan which conforms to the "Akron Development Guide" as referred to in Section 153.300-.310 of the Zoning Code be submitted to the Department of Planning and Urban Development for its review of compliance with said guide, and that the landscaping be installed and maintained as shown on the approved plan.
- (6) That the Petitioner submits a storm water management plan to control run-off, siltation, and sedimentation during construction and to control the run-off after the development is completed. This plan is to be consistent with all the requirements of Section 192.101-.114 of the Code of Ordinances, is to be subject to the approval of the Bureau of Engineering, and shall be submitted prior to the issuance of any building permits.
- (7) That the Petitioner performs a detailed engineering analysis of the Cuyahoga River bank along the eastern property boundary to ensure the river bank's long-term stability.
- (8) That the Petitioner connects with, relocates, or extends the necessary sewer facilities to the development at their expense, in accordance with plans approved by the Bureau of Engineering.
- (9) That the Petitioner installs fire hydrants and/or fire alarm boxes at their expense, and to the satisfaction of the Fire Department.
- (10) That the Petitioner performs a full traffic study to determine final required traffic control measures. That a northbound left turn lane be provided in Akron Peninsula Road at the entrance to the development. That the Petitioner provides a traffic control plan for the development. And that the final location and size of points of ingress and egress be subject to approval of the Traffic Engineer.
- (11) That all driveways and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (12) That the Petitioner provides adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (13) That the Conditional Use be subject to annual renewal by the City Planning Commission. This requirement for annual renewal may be removed by the Planning Commission three years after completion of the project.
- (14) That to ensure development as shown on the approved plans, a Performance Bond be placed with the Department of Planning and Urban Development at 100% of the estimated cost of the following:
 - (a) Landscaping installation as referred to in Item (5) above.
 - (b) Hardsurfacing installation as referred to in Item (11) above.

- (15) That as a prerequisite to the issuance of any building or grading permit incident hereto, the following be submitted to the City:
- (a) Bond as referred to in Item (14) above.
 - (b) Landscape plan as referred to in Item (5) above.
 - (c) Storm water management plan as referred to in Item (6) above.

Section 2. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety for the reason that the proposed housing development will create 197 new housing units, and if this ordinance receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

Passed _____, 2020

Clerk of Council

President of Council

Approved _____, 2020

M A Y O R

RECEIVED
2020 NOV 25 PM 12:24
AKRON CITY COUNCIL

PART I

Subject/Project: PC-2020-29-CU CONSTRUCT A HOUSING DEV. AT 1870 AKRON-PENINSULA RD.

Department of Origin: DEPT. OF PLANNING & URBAN DEVELOPMENT Date: 11/24/2020

Bureau of Origin: _____

Division of Origin: ZONING

Fact Sheet Prepared by: MICHAEL ANTENUCCI, ZONING MANAGER Date: 11/24/2020

Financial Data:

	<u>Budgeted Cost</u>		<u>Current Estimate of Cost</u>		<u>Additional Appropriation Over Budgeted Cost</u>
Current Request:	<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>	_____
N/A	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
<hr/>					
Total Project:	<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>	_____
(if applicable)	_____	_____	_____	_____	_____
N/A	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____

PART II

Purpose of Legislation: Authorize a Conditional Use to construct a housing development at 1870 Akron-Peninsula Road.

Impact of Objective of the Legislation: N/A

Alternatives: N/A

Earlier Legislation on this Subject: N/A

Additional Comments/Remarks (as appropriate): The Planning Staff and the Planning Commission recommended approval of this request.

Exhibits: Map, legal

Instructions: This report must be completely filled out and must accompany all Ordinances, resolutions, and documents sent by City Council. Part I should be filled out in the space provided. Part II will require additional pages. The entire report must not exceed a total of 5 pages.

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2020-29-CU

FRO: DEPARTMENT OF PLANNING AND **WARD: 8**
URBAN DEVELOPMENT **COUNCILPERSON: Malik**

DATE: NOVEMBER 20, 2020

SUBJECT: PC-2020-29-CU – Petition of Petros Development Group for a Conditional Use to construct a new housing development at 1870 Akron Peninsula Road.

GENERAL LOCATION: South side of Akron Peninsula Road, northwest of Theiss Road.

LAND USE OF THIS PROPERTY: Former golf course

LAND USE IN THE SURROUNDING AREA:

NORTH: Commercial
SOUTH: Public Park
EAST: Residential Apartment Houses
WEST: Recreational

ZONED: Unified Planned Development (UPD-22)

SIZE OF LOT & AREA: 76 acres

COMMENTS:

Petros Development Group is the holder of an option to purchase the 76 acre property located at 1870 Akron Peninsula Road, on the south side of the street, northwest of Theiss Road. The current use of the land is the closed Riverwoods golf course. Land uses in the surrounding area include Commercial to the north, a Public Park to the south, Residential Apartment Houses to the east, and a Recreational use to the west. The property is zoned Unified Planned Development District UPD-22. This zoning allows for commercial uses such as motor vehicle repair, machine shops, light manufacturing, and construction material storage. The Land Use and Development Guide Plan recommends Commercial uses in this location.

Petitioner is requesting permission to construct a new housing development at this location. Residential uses are not permitted in a UPD-22 District. The Zoning Code requires Conditional Use approval to locate a residential development in a UPD-22 District.

Petros Development Group is proposing to construct 197 Residential townhome units with attached garages. 169 of these units will be for-rent apartments. 28 of the units will be for-sale homes. The development will include a mix of four unit types, including one-story ranch townhomes and two-story townhomes.

The total project site area is approximately 76 acres. The development will include approximately 54 acres of open space, which is 71% of project site. The open space includes approximately 9 acres of private open space to be utilized by residents of the new development, and 45 acres of public open space fronting on the Cuyahoga River. A permanent access easement will ensure that the public open space will remain accessible to the general public.

The Petitioner states that all of the proposed residential construction will occur outside of the FEMA 100-year floodplain. All storm water management for the new development will be accomplished on the project site. The Petitioner proposes to return 45 acres of riverfront property to a condition with native vegetation. This will allow the land along the river to serve as a more effective floodplain than the existing manicured golf course. A detailed engineering analysis of the Cuyahoga River bank along the eastern property boundary will be performed by the Petitioner to ensure the bank's long-term stability and the protection of the new homes.

All utilities for the development will be accessed from Akron Peninsula Road. Petitioner will construct a new sanitary pump station on site to service the development. The pump station will discharge into the existing sanitary sewer at Akron Peninsula Road. Water service will be supplied from the existing water main on Akron Peninsula Road. The new water service will be connected in a loop to the water main for redundancy.

The preliminary traffic impact analysis by Prime AE Group Engineers concludes that the proposed development would not substantially affect traffic operations in the area. The preliminary analysis does not indicate a need for a traffic signal at the new entrance to the development. The data in the preliminary analysis does indicate that a northbound left turn lane on Akron Peninsula Road may be needed to serve the expected evening peak hour traffic demand entering the development. A full traffic study will be necessary to determine final required traffic control measures.

The project has been thoroughly reviewed by Public Service and Office of Integrated Development and Public Service divisions, including Traffic Engineering, Environmental Engineering, Development Engineering, and Long Range Planning. The Petitioner has made substantial adjustments to the proposed site plan per City recommendations, resulting in an improved site layout and overall design.

The proposed apartment townhouses meet all the development requirements for apartment houses. The proposed residential use is more compatible with the character of the surrounding area than the commercial uses allowed under the current UPD-22 zoning. The construction of these new housing units will further the goal of increasing the city's population, in accordance with the Planning to Grow Akron housing strategy. While the open space easement will provide beneficial public access to the river environment.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is generally consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan, and recommends **APPROVAL** of the petition of Petros Development Group for a Conditional Use to construct a new housing development at 1870 Akron Peninsula Road, in accordance with submitted plans, and subject to the following conditions:

- (1) That the Petitioner provides a permanent public access easement for the 45 acres of the site to be dedicated as public open space.
- (2) That the Petitioner provides a permanent public access easement to the site for a possible future pedestrian bridge connection over the Cuyahoga River, to provide resident access to the Towpath Trail and the Merriman Valley Great Streets Business District.
- (3) That the structures and layout of the development conform substantially to the approved plans, including exterior cladding materials as shown; however, minor changes may be approved by the Department of Planning and Urban Development.
- (4) That the Petitioner preserves as many of the significant specimen trees on the site as possible, in order to maintain the City of Akron tree canopy.
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DD/emd

#19888 11/15/18
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
\$ 400.00 \$ 100.00
Fee Consideration
☒ Transferred
☐ Transfer Not Necessary
by VB, Deputy Fiscal Officer
In compliance with ORC 219.202

11-15-18
Descriptions Approved by Tax Maps
NH/32+37
Approval Good for 30 Days From: MC

LIMITED WARRANTY DEED

ACBR CORPORATION, an Ohio Corporation, aka ACBR Corp., whose address is Attn: S. H. Crano, 7672 Mulberry Court, Naples, FL 34114 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY and by these presents does convey and warrant, with limited warranty covenants, to IGP PENINSULA PROPERTIES LLC, an Ohio limited liability company, ("Grantee"), whose address is 301 Timber Creek Run Drive, Canfield, Ohio 44406, that certain real property, more particularly described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures, fixtures and improvements located thereon, for all purposes, together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels (the "Premises").

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Premises, unto Grantee, its successors and assigns against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said Premises, and all privileges and appurtenances, including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns forever, subject to the Permitted Exceptions.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include the singular and plural as required by context.

Prior Instrument Reference: Instrument No. Volume 2120, page 2003 of Summit County, Ohio, Official Records.

DOC # 56426749

Page 1 of 12
11/15/2018 3:35 PM Recording Fee: \$ 128.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer

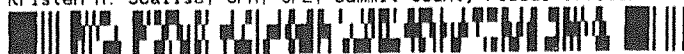


Exhibit A-Legal Description

PARCEL 1:

Situated in the City of Akron, formerly Township of Northampton, County of Summit and State of Ohio:

And known as being a part of Original Lots 69 and 79 of said Township and more fully described as follows:

Beginning at a point on the centerline of Akron-Peninsula Road (County Highway No. 10, 100 feet wide) South 51 deg. 17' 20" East a distance of 124.45 feet from its intersection with the Northerly line of Original Lot 69;

Thence continuing along the centerline of Akron-Peninsula Road South 51 deg. 17' 21" East a distance of (60.00) feet to a point;

Thence South 38 deg. 42' 40" West a distance of (450.00) feet to an iron pipe and passing over another iron pipe set 50.00 feet from said centerline;

Thence South 51 deg. 17' 20" East a distance of (490.00) feet to an pipe;

Thence South 38 deg. 42' 40" West a distance of (400.00) feet to an iron pipe;

Thence South 51 deg. 17' 20" East a distance of (331.74) feet to a point;

Thence South 31 deg. 01' West a distance of (40.52) feet to a point;

Thence South 17 deg. 31' West a distance of (179.82) feet to an iron pipe;

Thence South 72 deg. 52' West a distance of (250.00) feet to a point;

Thence South 12 deg. 29' 30" West a distance of (371.22) feet to a point;

Thence South 65 deg. 16' West a distance of (71.13) feet to a point;

Thence South 54 deg. 11' West a distance of (100.13) feet to an iron pipe;



Thence South 39 deg. 46' West a distance of (76.06) feet to a point;
Thence South 27 deg. 17' West a distance of (63.00) feet to a point;
Thence South 40 deg. 45' West a distance of (101.82) feet to a point;
Thence South 57 deg. 49' West a distance of (153.30) feet to a point;
Thence South 68 deg. 06' West a distance of (68.60) feet to a point;
Thence South 85 deg. 57' West a distance of (92.98) feet to an iron pipe;
Thence North 51 deg. 19' West a distance of (138.89) feet to a point;
Thence North 47 deg. 20' West a distance of (103.95) feet to a point;
Thence North 53 deg. 27' West a distance of (117.30) feet to a point;
Thence North 47 deg. 58' West a distance of (93.85) feet to a point;
Thence North 34 deg. 03' West a distance of (86.39) feet to a point;
Thence North 22 deg. 45' West a distance of (90.88) feet to an iron pipe;
Thence North 08 deg. 17' West a distance of (215.37) feet to a point;
Thence North 15 deg. 54' West a distance of (74.69) feet to a point;
Thence North 26 deg. 30' West a distance of (102.00) feet to a point;
Thence North 64 deg. 00' West a distance of (113.00) feet to a point;
Thence South 75 deg. 30' West a distance of (90.00) feet to a point;

DOC # 56426749

Thence North 24 deg. 00' West a distance of (50.00) feet to a point;

Thence North 46 deg. 00' East a distance of (140.00) feet to a point;

Thence South 89 deg. 25' East a distance of (233.40) feet to an iron pipe;

Thence North 01 deg. 28' East a distance of (147.18) feet to a point;

Thence North 09 deg. 34' West a distance of (193.80) feet to an iron pipe;

Thence North 18 deg. 50' 40" West a distance of (5.79) feet to a point;

Thence North 38 deg. 42' 40" East a distance of (446.87) feet to an iron pipe;

Thence South 51 deg. 17' 20" East a distance of (400.00) feet to an iron pipe;

Thence North 38 deg. 42' 40" East a distance of (1050.00) feet to the place of beginning and passing over an iron pipe set 50.00 feet from the centerline of Akron-Peninsula Road.

Containing an area of 41.5280 Acres as surveyed in July, 1979, by Walter W. Dobbins, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc., but subject to all legal highways and any easements or restrictions of record.

PM: 70-00198

PPN: NH-00037-01-011.000

PARCEL 2:

Situated in the City of Akron, County of Summit and State of Ohio:

DOC # 56426749

And known as being a part of Original Lots 69 and 79 in Northampton Township, and more fully described as follows:

Beginning at an iron pipe at the Southeast corner of Lot No. 2 of Herbert Estates, as recorded in Plat Book 82, Page 31 & 32 of the Summit County Record of Plats;

Thence South 51 deg. 17' 20" East parallel to the centerline of Akron-Peninsula Road (C.H. 10) a distance of (400.00) feet to an iron pipe;

Thence South 38 deg. 42' 40" West a distance of (600.00) feet to an iron pipe;

Thence North 51 deg. 17' 20" West parallel to the centerline of Akron-Peninsula Road a distance of (400.00) feet to an iron pipe;

Thence North 38 deg. 42' 40" East a distance of (600.00) feet to the place of beginning.

Containing an area of 5.5096 Acres, as surveyed in May, 1979, by Walter W. Dobbins, Registered Surveyor with Emmet J. McDonald and Associates, Inc., be the same more or less, but subject to all legal highways.

PM: 70-00197

PPN: NH-00032-02-004.000

PARCEL 3:

Situated in the City of Cuyahoga Falls, formerly Township of Northampton, County of Summit and State of Ohio:

And known as being a part of Original Lots 68 and 69 of said Township and more fully

described as follows:

Beginning at a point in the centerline of the Akron-Peninsula Road (County Highway No.

10) where said road intersects the Northerly line of Original Lot 69;

Thence North 51 deg. 17' 20" West, along the centerline of the said Akron-Peninsula Road,
a distance of (75.55) feet to a point;

Thence South 38 deg. 42' 40" West a distance of (50.00) feet to a lead filled iron pipe
monument set on the Southwesterly side of the said Akron-Peninsula Road and the true
place of beginning of the parcel herein described;

Thence South 51 deg. 17' 20" East, along the Southwesterly line of the Akron-Peninsula
Road, a distance of (100.00) feet to a point;

Thence South 38 deg. 42' 40" West a distance of (400.00) feet to a point;

Thence North 51 deg. 17' 20" West, parallel to the centerline of the Akron-Peninsula Road,
a distance of (100.00) feet to a point;

Thence North 38 deg. 42' 40" East a distance of (400.00) feet to the place of beginning.

Containing an area of 0.9183 Acres as determined in August, 1968 by Emmet J. McDonald,
Registered Surveyor, be the same more or less, but subject to all legal highways.

PM: 35-01508

PPN: NH-00032-02-003.000

PARCEL 4:

Situated in the City of Akron, County of Summit and the State of Ohio:

And known as being a part of Original Lots 78 and 79, formerly Northampton Township,
and more fully described as follows:

Beginning at a lead filled monument at the Southwesterly corner of Lot No. 10 in Herbert
Estates as recorded in Plat Book 86, Pages 27 and 28 of the Summit County Records of
Plats;

DOC # 56426749



Thence South 70 deg. 22' 20" East along the Southerly line of Lots 10, 9 and 8 of said subdivision a distance of (251.87) feet to a lead filled monument;

Thence South 51 deg. 17' 20" East along the Southerly line of Lot 8 a distance of (36.04) feet to an iron pipe;

Thence South 38 deg. 42' 40" West, a distance of (1348.67) feet to an iron pipe on the bank of the Cuyahoga River;

Thence North 26 deg. 18' 30" West, a distance of (81.79) feet to a point;

Thence North 40 deg. 05' West, a distance of (115.72) feet to a point;

Thence North 56 deg. 22' West, a distance of (107.10) feet to a point;

Thence North 20 deg. 46' East, a distance of (124.52) feet to a point;

Thence North 36 deg. 29' East, a distance of (117.90) feet to a point;

Thence North 85 deg. 44' 20" East, a distance of (142.34) feet to an iron pipe;

Thence North 33 deg. 42' 10" East, a distance of (344.50) feet to an iron pipe;

Thence North 18 deg. 33' 20" West, a distance of (228.65) feet to an iron pipe;

Thence North 49 deg. 42' 20" West, a distance of (165.00) feet to an iron pipe set on the bank of a drainage ditch;

Thence North 36 deg. 17' 40" East, along the bank of said drainage ditch a distance of (222.00) feet to an iron pipe;

Thence North 21 deg. 37' 40" East, continuing along the bank of the drainage ditch a distance of (117.00) feet to an iron pipe set on the Southerly line of Lot 13 of Herbert Estates;

Thence South 70 deg. 22' 20" East, following the Southerly line of Lot 12 and 13 a distance of (125.00) feet to an iron pipe;

Thence South 19 deg. 37' 40" West, a distance of (51.52) feet to an iron pipe at the



Southwesterly corner of Lot 12;

Thence South 70 deg. 22' 20" East, along the Southerly line of Herbert Estates a distance of (210.00) feet to an iron pipe at the Southeast corner of Lot 11;

Thence North 19 deg. 37' 40" East, a distance of (375.00) feet to a point of curve;

Thence following the arc of a curve to the left having a central angle of 90 deg. 22' 20" East, a distance of (39.27) feet to the Southerly line of Akron-Peninsula Road;

Thence South 70 deg. 22' 20" East, along the Southerly line of Akron-Peninsula Road a distance of (110.00) feet to another curve point;

Thence following the arc of a curve to the left having a central angle of 90 deg. South 64 deg. 37' 40" West, a distance of (39.27) feet to a lead filled monument;

Thence South 19 deg. 37' 40" West, along the Westerly line of Lot 10, a distance of (375.00) feet to the place of beginning.

Containing 11.9453 acres as surveyed in September, 1979 by Walter W. Dobbins, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc., but subject to all legal highways and any easement or restrictions of Record.

PPN: NH-00032-02-016.000

PM: 70-00195

PARCEL 5:

Situated in the City of Akron, County of Summit and State of Ohio:

And known as being a part of Original Lot 78 formerly Northampton Township and more fully described as follows:

Beginning at an iron pipe monument at the most Northerly corner of Lot 13 of Herbert Estates as recorded in Plat Book 86, Pages 27 & 28 of the Summit County Record of Plats;

Thence South 57 deg. 36' 40" West, along the Northwesterly line of Lot 13 and extension thereof a distance of 350.00 feet to a point which is the true place of beginning for the parcel herein described;

DOC # 56426749



Thence South 53 deg. 12' 56" East a distance of 367.75 feet to an iron pipe;

Thence South 70 deg. 22' 20" East a distance of 132.04 feet to an iron pipe;

Thence South 21 deg. 37' 40" West a distance of 117.00 feet to an iron pipe;

Thence South 36 deg. 17' 40" West a distance of 222.00 feet to an iron pipe on the river bank;

Thence North 72 deg. 54' 47" West a distance of 785.70 feet to a point on the extension of the Northwesterly line of said Lot 13;

Thence North 57 deg. 36' 40" East along the extension of the Northwesterly line of Lot 13 a distance of 600.00 feet to the place of beginning.

Containing an area of 5.9376 Acres as surveyed in October, 1980 by Walter W. Dobbins, Registered Surveyor with Giftels, Bergstrom & Fricker, Inc., but subject to all legal highways and any restrictions of easements of record.

PPN: NH-00032-02-022.000

PM: 70-00294

PARCEL 6:

Situated in the City of Akron, County of Summit and State of Ohio:

And known as being Lot No. 10 in the Herbert Estates Allotment, as re-recorded in Plat Book 86, Pages 27 and 28 of Summit County Records, be the same more or less, but subject to all legal highways.

PPN: NH-00032-02-018.000

PM: 70-00203

DOC # 56426749

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11/15/2018 3:35 PM Recording Fee: \$ 128.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



PARCEL 7:

Situated in the City of Akron, County of Summit and State of Ohio:

And known as being a part of Original Lot 79, formerly Northampton Township, and more fully described as follows:

Beginning at a 5/8-inch iron pin found with cap "C&A" at the Southeast corner of Lot 2 of the Herbert Estates as re-recorded in Plat Book 86, Pages 27-28 of the Summit County Record of Plats, and which beginning point is the Northeast corner of land conveyed to Sea-Jai Corporation by deed recorded in Volume O.R. 604, Page 91 of the Summit County Record of Deeds;

Thence South 38 deg. 42' 40" West, along the East line of said Sea-Jai Corp. parcel, a distance of 420.62 feet to a 5/8-inch iron pin set with cap No. 4644 at the true place of beginning of the parcel herein described;

Thence South 38 deg. 42' 40" West, along the East line of said Sea-Jai Corporation parcel, a distance of 626.25 feet to a 5/8-inch iron pin set with Cap. No. 4644 on the North bank of the Cuyahoga River (old channel), at the Southeast corner of said Sea-Jai Corporation parcel;

Thence, along the North Bank of the old channel and along the South line of said Sea-Jai Corporation parcel, the following ten courses:

- 1. North 22 deg. 01' 00" West, 67.87 feet;**
- 2. North 44 deg. 05' 00" West, 65.24 feet;**
- 3. North 60 deg. 19' 00" West, 106.50 feet;**
- 4. South 73 deg. 16' 00" West, 85.65 feet;**
- 5. North 70 deg. 06' 00" West, 44.26 feet;**
- 6. South 54 deg. 07' 00" West, 78.72 feet;**
- 7. North 71 deg. 52' 00" West, 76.82 feet;**
- 8. North 87 deg. 37' 00" West, 118.87 feet;**

DOC # 56426749



9. South 77 deg. 59' 00" West, 96.25 feet;

10. North 46 deg. 38' 00" West, 76.14 feet to the Southwest corner of said Sea-Jai

Corporation parcel;

Thence North 36 deg. 42' 40" East, along the West line of said Sea-Jai Corporation parcel, a distance of 923.34 feet to a 5/8-inch iron pin set with Cap No. 4644;

Thence South 51 deg. 42' 25" East, a distance of 645.02 feet to the place of beginning.

Containing 10.7830 acres of land as surveyed in December 1994 by Robert C. Winebrenner, Registered Surveyor No. 4644, but subject to all legal highways and any easements or restrictions of record.

Bearings are based on plat of Herbert Estates Plat Book 86, Page 27-28 and Deed Volume O.R. 604, Page 91.

PM: 70-02237

PPN: NH-00037-95-001.000

1870 & 1932 Akron Peninsula Road
Akron, Ohio 44313

NorthStar Title Services, LLC
1406 W 6Th Street Ste 400
Cleveland, Ohio 44113
Order No 181708NS

For File: 181708NS

Page 11 of 12
11/15/2018 3:35 PM Recording Fee: \$ 128.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer

DOC # 56426749



IN WITNESS WHEREOF, the Grantor has caused this deed to be executed as of
Oct 29, 2018.

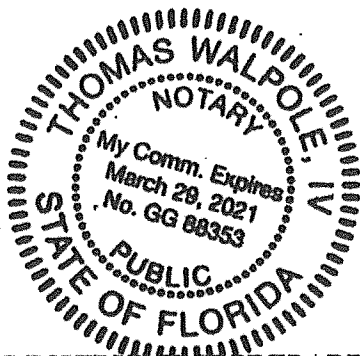
ACBR Corporation, an Ohio corporation

By Salvatore H Crano
Printed Name SALVATORE H CRANO
Its PRESIDENT

STATE OF Florida)
) SS
COUNTY OF Collier)

Before me, a notary public in and for said county and state, appeared
Salvatore H Crano, the president of ACBR CORPORATION, an Ohio
corporation, who acknowledged to me that he/she did execute the foregoing instrument and the
same is his/her free act and deed, personally and on behalf of said corporation.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal
at Wells Fargo Bank, this 29th day of October, 2018.



Thomas L. Walpole IV
Notary Public

My Commission Expires: March 29, 2021

THIS INSTRUMENT PREPARED BY:









Terry Cariglio, Esq.
Cariglio & Associates
1991 Crocker Road, Suite 600
Westlake, Ohio 44145

DOC # 56426749



PC-2020-29-CU

Petition of Petros Development Group for a Conditional Use to construct an apartment development at 1870 Akron-Peninsula Road

	U1 Single Family Residential		UPD-22
	U2 Apartment House		UPD-28
	ULB Limited Business		UPD-29
	U3 Retail Business		City of Cuyahoga Falls



0 400'

Created 08/19/2020 jwh
Revised 10/08/2020 jwh

